

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director
954-797-1101

SUBJECT: Resolution
P 11-1-00 Glenn's Automotive Center
Associated Engineers of South Florida. petitioner
Irving Cooper and Doris Blass, owner

REPORT IN BRIEF: The applicant's request is for approval of a boundary plat for a vacant 1.01 acre parcel of land with a zoning classification of M-3, Planned Industrial Park for the eventual construction of an automotive repair facility. The site is located on the west side of Reese Road at the southwest corner of I-595 and the Turnpike.

PREVIOUS ACTIONS: None.

CONCURRENCES: Planning and Zoning board recommended approval at its March 28, 2001 meeting (motion carried 5-0).

FISCAL IMPACT:

Has request been budgeted? yes no

 If yes, expected cost: \$

 Account Name:

 If no, amount needed: \$

 What account will funds be appropriated from:

 Additional Comments:

RECOMMENDATION(S): Motion to approve.

Attachment(s): Resolution, Staff Report, Land Use Map, Subject Site Map, Aerial, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "GLENN'S AUTOMOTIVE CENTER", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed boundary plat, known as Glenn's automotive center has been approved by the Town Planning and Zoning Board on March 28, 2001.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. The boundary plat known as Glenn's Automotive Center is hereby approved subject to the planning report which is attached hereto as Exhibit "A" and made part hereof

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. The approval of this resolution is subject to sufficient capacity of the regional roadway network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001.

ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

Application #: P 11-1-00
Exhibit "A":
Original Report Date: 3/5/01

Revisions:

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:

Name: Irving Cooper and
Doris Blass
c/o Creative Builders
Address: 2450 Hollywood Blvd. Suite 204
City: Hollywood, FL 33020
Phone: 923-5707

Agent:

Name: Associated Engineers
of South Florida
Address: 5450 Griffin Road
City: Davie, FL 33314
Phone: 584-6880

BACKGROUND INFORMATION

Application Request: Approval of the proposed boundary plat.

Address/Location: 2685 Reese Road/Generally located on the west side of Reese Road at the southwest corner of I-595 and the Turnpike.

Land Use Plan Designation: Regional Activity Center (RAC)

Zoning: M-3, Planned Industrial Park (Town)

Existing Use: vacant

Proposed Use: Automotive repair center

Parcel Size: 1.01 acres (44,141 square feet)

Surrounding Land Use:

North: Reese Road and I-595
South: Petropac (Office)
East: Reese Road and Turnpike
West: L.B. Smith (Office/Warehouse)

Future Land Use Designation

Transportation
RAC
Transportation
RAC

Surrounding Zoning:

West: M-3, General Industrial District (County)

ZONING HISTORY

Related Zoning History:

- The property was annexed into the Town on September 4, 1984, through the Hacienda Village Annexation.

Previous Requests on same property:

- Application (ZB 11-1-00), rezoning the property from M-3, General Industrial District (County) to M-3, Planned Industrial Park (Town) was approved by the Town Council on March 21, 2001.
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DEVELOPMENT PLAN DETAILS

The Applicant's SUBMISSION indicates the following:

1. The site area consists of 44,141 square feet (1.01 acres) for the proposed development of a 5,500 square foot automotive repair facility and 2,300 square feet of storage. The plat provides for two (2) 40 foot access openings and a non-vehicular access line (NVAL) along the remaining portion of Reese Road.
 2. A ten (10) foot utility easement is provided along the perimeter of the plat.
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Summary of Significant Development Review Agency Comments

The Engineering Department has reviewed the plat and has no additional comments.

Applicable Codes and Ordinances

Land Development Code Section 12-36(B)(1) requires platting of those parcels of land which are not recorded in Broward County prior to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 6. This area includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of

applied to industrial land use plan designated lands on both sides of the Davie Road corridor between State Road 84 and Nova Drive. The Town is encouraging development and redevelopment of properties within this area to strengthen the Town's non-residential tax base for the future.

Broward County Land Use Plan: This property falls within Flexibility Zone 99. This request has no affect on Broward County or Town concurrency requirements.

Concurrency Consideration: Approval shall be subject to sufficient capacity of the regional roadway network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

Applicable Goals, Objectives & Policies:

Future Land Use Policy 10-1: The Regional Activity Center land use designation shall promote and encourage large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitates a coordinated and balanced mix of land uses, providing for...shopping opportunities to meet the basic and expanded needs of students...and employment opportunities...

Staff Analysis/ Findings of Fact

The proposed plat is compatible with the Comprehensive Plan and Land Development regulations as it relates to use, location, size, and access.

Staff Recommendation

Recommendation: Based upon the above and the overall finding of facts in the positive, staff recommends approval of application no. P 11-1-00.

Planning and Zoning Board

On a motion made by Ms. Moore and seconded by Mr. Waitkus, the Planning and Zoning Board recommended approval (5-0) at its March 28, 2001 meeting.

Exhibits

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Land Use map, Subject Site map, Aerial, Plat	Reviewed	by:





